

SPINNAKER VILLAGE IV

Recorded in Book 130 Page 061 of Plats

MASTER SITE ADDRESS: 9102 DORRELL LN

Fire Department District Map Numbers:

01516-22 01516-32

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	1	9117 BLUE CRYSTAL CT
	2	9121
	3	9125
	4	9129
	5	9129 MYSTIC MAUVE CT
	6	9125
	7	9121
	8	9117
	9	9116
	10	9120
	11	9124
	12	9128
	13	9129 LUNAR TOPAZ CT
	14	9125
	15	9121
	16	9117
	17	9116
	18	9120
	19	9124
	20	9128
	21	9129 EMERALD PEARL CT
	22	9125
	23	9121
	24	9117
	25	9116
	26	9120
	27	9124
	28	9128
	29	9104
	30	9100

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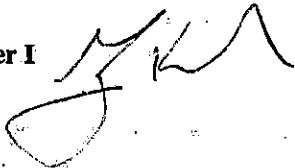
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	34	9113
	35	9112 LUNAR TOPAZ CT
	36	9108
	37	9104
	38	9100
	39	9101
	40	9105
	41	9109
	42	9113
	43	9112 MYSTIC MAUVE CT
	44	9108
	45	9104
	46	9100
	47	9101
	48	9105
	49	9109
	50	9113
	51	9109 BLUE CRYSTAL CT
	52	9105

Greg Kapovich, Planner I



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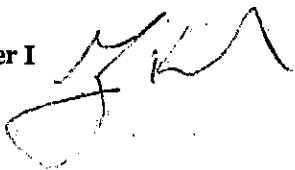
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Greg Kapovich, Planner I





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. RDSS
RICKI Y. BARLOW
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89108

VOICE 702.226.6301
FAX 702.476.0332
TTY 711-11
www.lasvegasnevada.gov

December 11, 2013

Mr. Ted Price Jr.
Pilot Rome Property, LLC
3605 South Town Center Drive, Suite A
Las Vegas, Nevada 89135

RE: ABEYANCE - SDR-50484 (PRJ-49966) - SITE DEVELOPMENT PLAN
REVIEW
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013

Dear Mr. Price:

Your request for possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-6301) FOR A 52-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT WHERE A 52-LOT SINGLE FAMILY ATTACHED DEVELOPMENT WAS APPROVED on 5.08 acres at the northwest corner of Dorrell Lane and Campbell Road (APNs 125-20-118-001 through 054), T-C (Town Center) Zone [MLA-TC (Medium Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 5 (Ross) [PRJ-49966], was considered by the Planning Commission on December 10, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-6301), except as amended herein.
2. Conformance to the conditions of approval for Rezoning (ZON-6297), Waiver (WVR-6310) and Special Use Permit (SUP-6306).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, building elevations and floor plans date stamped 09/26/13, except as amended by conditions herein.

411114
AKA EUROPA VILLAGE

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The standards for this development shall include the following:
 - The approved 15-foot minimum distance between buildings with five-foot allowable encroachment shall no longer apply to this development.
 - Minimum front yard setback of six feet to the dwelling, with a maximum three-foot allowable encroachment for patio covers;
 - Maximum rear yard setback of two feet to the garage face, with a maximum one-foot encroachment for the second story;
 - Minimum side yard setback of zero feet on one side and no less than 3.5 feet on the other side for interior lots and three feet for end lots; and
 - Minimum corner side yard setback of three feet.
8. Submit for staff review a revised technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, prior to or at the same time as application for building permits. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

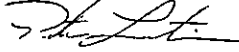
Public Works

10. The gated entry shall comply with Standard Drawing #222.1.
 11. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
 12. Site development to comply with all applicable conditions of approval for ZON-6297, SDR-6301, SUP-6306 and all other site-related actions.
-

Mr. Ted Price Jr
Pilot Rome Property, LLC
SDR-50484 - Page Three
December 11, 2013

This action by the Planning Commission on December 10, 2013 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after December 23, 2013. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

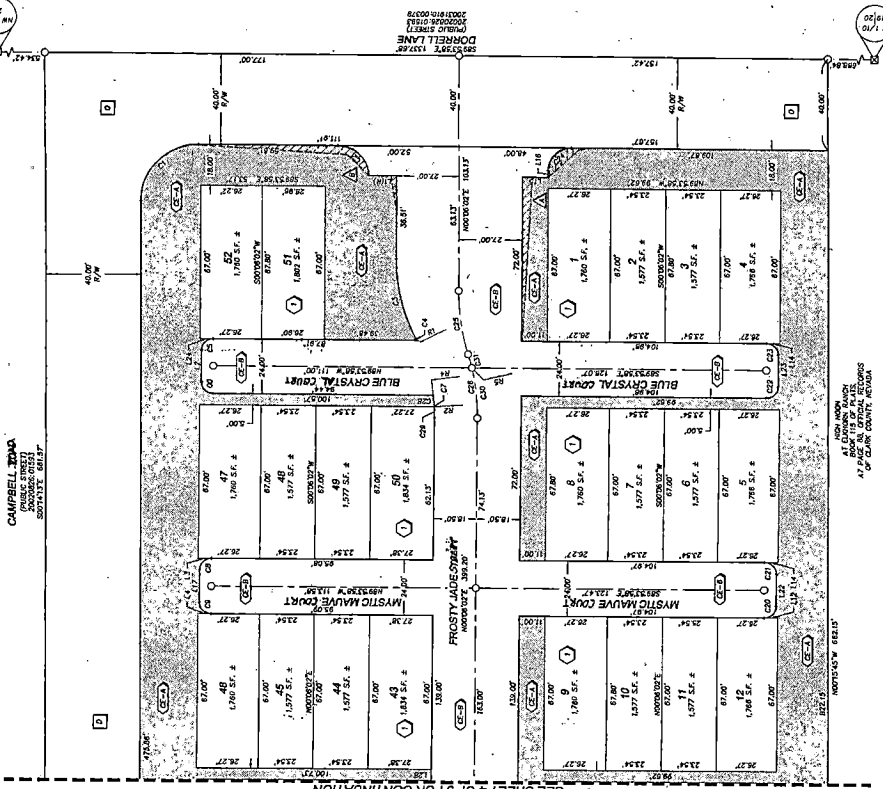
cc: Mr. Ted Price
Elation Homes, LLC
1235 Flynn Road, Suite #405
Camarillo, California 93012-6214

Ms. Katie Levy
LGS Architects
17320 Red Hill Avenue, Suite #175
Irvine, California 92814

SPINNAKER VILLAGE IV

A COMMON INTEREST COMMUNITY
 A SUBDIVISION OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF
 THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20,
 TOWNSHIP 19 SOUTH, RANGE 50 EAST, 43rd E.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CAMPBELL TRAIL
 PUBLIC STREET
 100' WIDE



SEE SHEET 4 OF 5 FOR CONTINUATION

FILE COPY
 GRAPHIC SCALE
 1" = 20'

MAP NOTES

1. THE LOCATION OF THE CURB, GUTTER, 8" RADIUS CURBITY, CEMENT (PAVEMENT) AND LANDSCAPE ELEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
2. ALL REAR LOT CONCRETE SHALL BE SET WITH A 4" MAX. AND 1/4" MIN. THICKNESS. THE REAR LOT SHALL BE FINISHED TO MATCH THE FRONT YARD AND THE REAR YARD SHALL BE FINISHED TO MATCH THE FRONT YARD AND THE REAR YARD SHALL BE FINISHED TO MATCH THE FRONT YARD.
3. ALL REAR LOT CONCRETE SHALL BE SET WITH A 4" MAX. AND 1/4" MIN. THICKNESS. THE REAR LOT SHALL BE FINISHED TO MATCH THE FRONT YARD AND THE REAR YARD SHALL BE FINISHED TO MATCH THE FRONT YARD.
4. FOR THE DETAILS SEE SHEET 5 OF 5 AND WALKER ENGINEERING, INC. DRAWING NO. 20031181000753. THE REAR LOT SHALL BE FINISHED TO MATCH THE FRONT YARD AND THE REAR YARD SHALL BE FINISHED TO MATCH THE FRONT YARD.
5. DATA TABLES SEE SHEET 5 OF 5. THE BOUNDARY AND CURVE DATA TABLES SEE SHEET 5 OF 5.
6. THROUGH COMMON ACCESS CAMPBELL ROAD AND DORRELL LANE THROUGH COMMON ACCESS FROM ADJACENT LOTS IS PERMITTED.

MSO Surveying
 4375 W. WALKER ENGINEERING, INC. 200311810007533
 LAS VEGAS, NEVADA
 702.735.7000
 702.735.7000

APR 9 2006

NOT A RECORD
 AS SHOWN ON THIS MAP
 IS NOT A RECORD
 OF CLARK COUNTY, NEVADA

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